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Penderell Close | Featherstone, Wolverhampton | WV10 7BQ
Offers In The Region Of £210,000

 **Webbs**
estate agents

Summary

** MOTIVATED SELLER ** SEMI DETACHED HOME ** POPULAR LOCATION ** VERY WELL PRESENTED ** INTERNAL VIEWING IS ESSENTIAL ** TWO DOUBLE BEDROOMS ** FAMILY BATHROOM ** SPACIOUS LOUNGE ** BREAKFAST KITCHEN ** DINING ROOM ** REMAINDER OF GARAGE ** GENEROUS GARDENS **

WEBBS ESTATE AGENTS have the pleasure of offering this well-presented and extended semi-detached home, situated in a popular location, close to all local amenities. Briefly comprising: entrance hallway, spacious lounge, breakfast kitchen and extended dining room. On the first floor, the landing leads to a family bathroom and two double bedrooms. Externally, there is a private driveway providing ample off-road parking, the remainder of the garage and a generous rear garden.

Key Features

- WELL PRESENTED THROUGHOUT
- EXTENDED TO REAR
- TWO DOUBLE BEDROOMS
- LOUNGE & DINING ROOM
- REMAINDER OF GARAGE
- SEMI DETACHED HOME
- POPULAR LOCATION
- FAMILY BATHROOM
- BREAKFAST KITCHEN
- DRIVEWAY & GARDENS

Rooms and Dimensions

ENTRANCE HALLWAY

LOUNGE

13'0" x 10'8" (3.97m x 3.26m)

BREAKFAST KITCHEN

14'0" x 7'4" (4.27m x 2.24m)

DINING ROOM

15'9" x 6'9" (4.82m x 2.08m)

LANDING

BEDROOM ONE

11'7" x 10'9" (3.55m x 3.30m)

BEDROOM TWO

8'9" x 7'8" (2.69m x 2.36m)

FAMILY BATHROOM

REMAINDER OF GARAGE

7'1" x 6'9" (2.16m x 2.08m)

GENEROUS REAR GARDEN

PRIVATE DRIVEWAY

IDENTIFICATION CHECKS - C

Premium Conveyancing (B)





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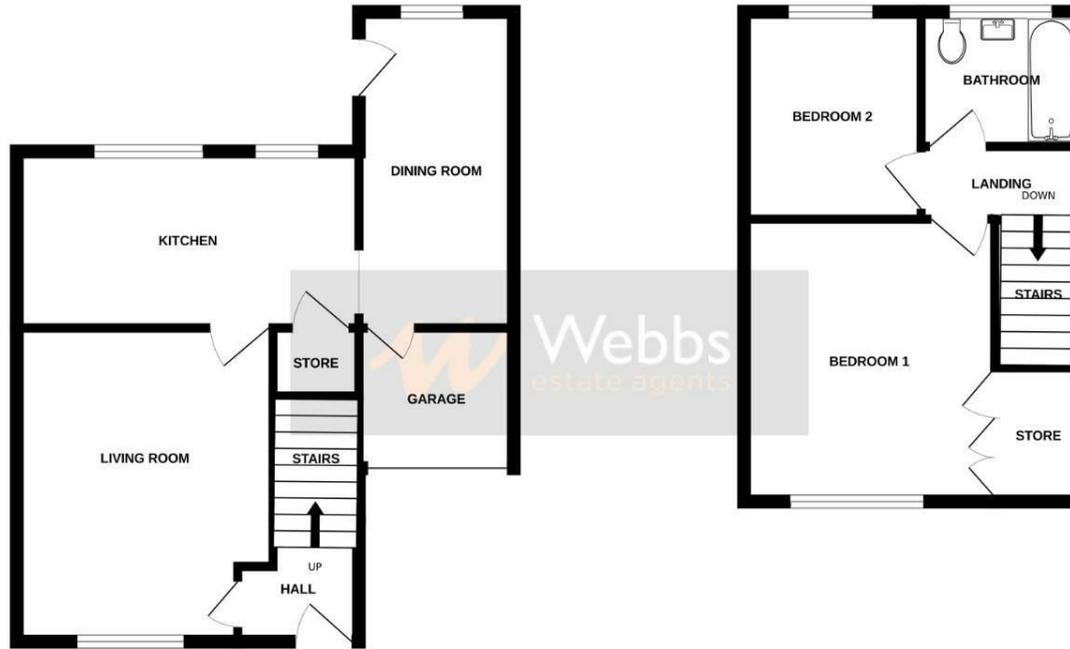
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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Best energy efficiency - lower energy costs 100-120 kWh/m ² /year A		Best environmental impact - lower CO ₂ emissions 100-120 g/m ² /year A	
120-135 kWh/m ² /year B		100-120 g/m ² /year B	
135-150 kWh/m ² /year C		120-145 g/m ² /year C	
150-170 kWh/m ² /year D		145-175 g/m ² /year D	
170-190 kWh/m ² /year E		175-200 g/m ² /year E	
190-220 kWh/m ² /year F		200-250 g/m ² /year F	
220-255 kWh/m ² /year G		250-300 g/m ² /year G	
Not energy efficient - higher energy costs England & Wales EU Directive 2002/91/EC		Not environmentally friendly - higher CO ₂ emissions England & Wales EU Directive 2002/91/EC	

153 Avon Road, Cannock, WS11 1LF

Tel: 01543 468846 | Email: sales@webbestateagents.co.uk | www.webbestateagents.co.uk

